



DOWNER & CO

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35 Paddock Road, Newbury RG14 7DL
Price: £485,000

Features.



Description.

NO ONWARD CHAIN

A spacious three bedroom bungalow located within a short walk of the mainline rail station and town centre that would benefit from some general updating allowing the new owner to put their mark on it. In addition the property has planning permission to extend to the side and into the loft to create a five bedroom home West Berks ref: 23/00649/HOUSE for plans and more information. The detached property is also within St Bart's school catchment which is within a short walk.

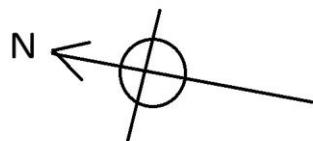
The accommodation consists of entrance hall, kitchen, dining room open to living room with door to patio and garden, master bedroom, further good sized double bedroom, third bedroom and family bathroom. Outside the low maintenance rear garden is laid to lawn, there is a single garage, front garden and driveway parking for two vehicles. Benefits include upvc double glazing and gas fired central heating.



Location.

The pretty market town of Newbury offers a wide range of shopping facilities including a twice weekly local market, pedestrianised high street with local and national retail stores and major grocery outlets. There is a variety of cafes, restaurants and bars, a multi-screen cinema and the historic Corn Exchange theatre. There is a major rail station with direct links to London Paddington, the City of London and the West Country, and excellent access to the M4/A34 junction.





Approximate Gross Internal Area
81.63 sq m / 878.65 sq ft
(Excludes Garage)
Garage Area 14.87 sq m / 160.05 sq ft

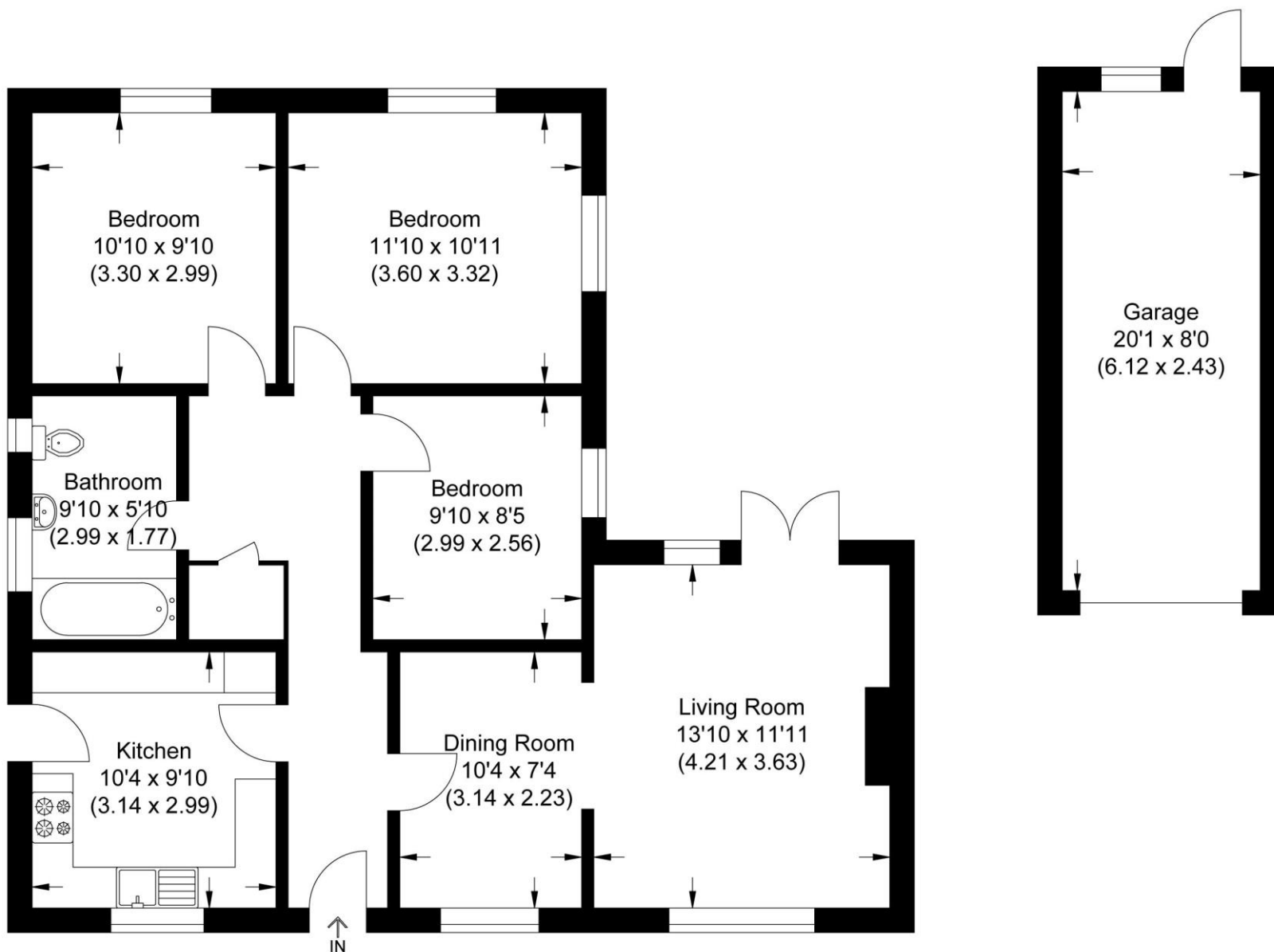
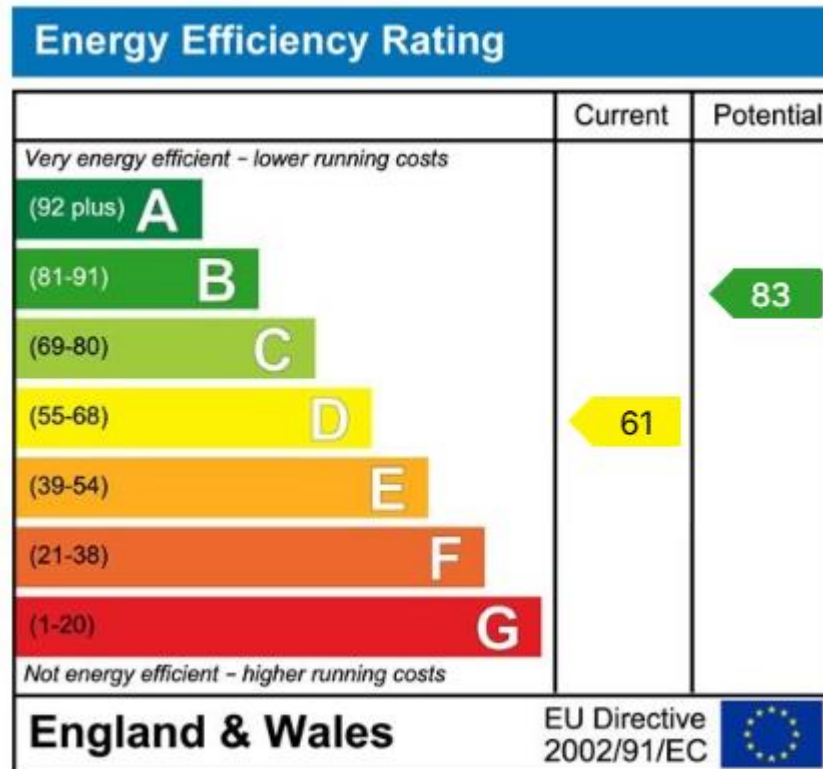


Illustration for identification purposes only, measurements are approximate, not to scale.



Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: D

COUNCIL TAX BAND: E
2025/2026: £2,964.77.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

Alternatively, visit our website below to view all the details of this property online.

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